

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Cliffefield Road, Swinton,  
Mexborough, S64

227215474

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Cliffefield Road, Swinton, Mexborough, S64

Get instant cash flow of **£875** per calendar month with a **7.5%** Gross Yield for investors.

This property has a potential to rent for **£1,058** which would provide the investor a Gross Yield of **9.1%** if the rent was increased to market rate.

**This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.**

Don't miss out on this fantastic investment opportunity...



Cliffefield Road, Swinton,  
Mexborough, S64

227215474



## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Spacious Rooms**

**Fully equipped modern Kitchen**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £875**

**Market Rent: £1,058**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £140,000.00 and borrowing of £105,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 140,000.00

25% Deposit	£35,000.00
SDLT Charge	£7,300
Legal Fees	£1,000.00
Total Investment	£43,300.00

# Projected Investment Return



The monthly rent of this property is currently set at £875 per calendar month but the potential market rent is

£ 1,058



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£875	£1,058
Mortgage Payments on £105,000.00 @ 5%	£437.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£87.50	£105.80
<b>Total Monthly Costs</b>	<b>£540.00</b>	<b>£558.30</b>
<b>Monthly Net Income</b>	<b>£335.00</b>	<b>£499.70</b>
<b>Annual Net Income</b>	<b>£4,020.00</b>	<b>£5,996.40</b>
<b>Net Return</b>	<b>9.28%</b>	<b>13.85%</b>

# Return **Stress Test** Analysis Report



**If the tenant was to leave and you missed 2 months of rental income**

Annual Net Income      **£3,880.40**  
Adjusted To

Net Return                      **8.96%**

**If Interest Rates increased by 2% (from 5% to 7%)**


Annual Net Income      **£3,896.40**  
Adjusted To

Net Return                      **9.00%**

# Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £150,000.




**3 bedroom end of terrace house for sale** + Add to

Clifffield Road, Swinton

**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 9 Mar 2022 to 15 Dec 2022 (280 days) by Churchills Estate Agents, Mexborough

**£150,000**



**3 bedroom end of terrace house for sale**

Goodwin Crescent, Swinton

**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 7 Jun 2024 to 16 Aug 2024 (69 days) by Bsmart Homes, Swinton

**£145,000**

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

**3 bedroom semi-detached house**

+ Add to req

Hoylake Drive, Swinton, Mexborough

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 Jun 2026 to 18 Jun 2026 (15 days) by Churchills Estate Agents, Mexborough



£850 pcm

**3 bedroom terraced house**

Poplar Grove, Mexborough, S64






CURRENTLY ADVERTISED

Marketed from 23 Jun 2026 by Purplebricks, covering Sheffield

# Current Tenant Profile



We've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

-  Tenancy Agreement in place: **Yes**
-  Standard Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**  
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **moved within the last 2 years**
-  Payment history: **On time for length of tenancy**

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.



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Interested in this  
**property investment?**

Call us on  
**0141 478 0985**

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.



**LETPROPERTY**